



# Cherky Burrow Carleen, TR13 9QP

£425,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Cherky Burrow

- DETACHED BUNGALOW
- FOUR BEDROOMS
- MASTER EN SUITE
- MODERN FAMILY BATHROOM
- FULLY BOARDED LOFT SPACE
- GARDEN
- GARAGE & PARKING
- COUNCIL TAX BAND E
- FREEHOLD
- EPC - E53

Set on a generous, level plot in a sought after location, this spacious four bedroom detached bungalow offers a wonderful opportunity to enjoy peaceful surroundings with countryside views, yet with easy access to major nearby towns as well as the coast and countryside.

The property boasts a large lounge/dining room with direct access to the garden - ideal for entertaining or relaxed family living. The well-proportioned kitchen has space for a dining table and offers a charming farmhouse-style feel, perfect for informal meals and gatherings. A separate utility room and cloakroom add practicality, while the integral garage provides additional convenience.

The accommodation includes a master bedroom with en suite, three further bedrooms, and a modern family bathroom. The loft space is fully boarded offering plenty of storage and the present owners have also created an informal hobbies room which they have also used as an occasional bedroom, accessed via a pull-down ladder, offering excellent flexibility.

The outside space is a true highlight. The level rear garden backs onto open countryside and enjoys a delightful outlook over mature trees—offering a tranquil and private setting. With plenty of parking, an integral garage, and a garden ready for landscaping, this property is perfect for a keen gardener to make their mark.

Offering a wonderful balance of seclusion and accessibility, this charming bungalow is well suited to both families and those seeking an active lifestyle. Early viewing is highly recommended.







#### LOCATION

Carleen itself enjoys an active local community with many activities on offer at the Village Hall and offers easy access to nearby major towns such as Helston, Penzance and Hayle as well as connectivity to the A30. Both the North and South Coast can be accessed by car with a choice of stunning beaches including Praa Sands, Keneggy Cove and Prussia Cove all within a short drive. Nearby is the National Trust owned Godolphin House Estate and Godolphin Woods both offering plenty of opportunity for countryside walks with fabulous views.

The surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is regarded as the gateway to the stunning Lizard Peninsula. The property is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door with side screen to entrance vestibule.

#### ENTRANCE VESTIBULE

With radiator and opening into hallway. With loft access, storage cupboard and doors to various rooms.

#### KITCHEN 13'7" x 12'3" (4.14m x 3.73m)

Fitted with a range of base and wall units including a larger style cupboard and clever pull out storage and integrated bin. Space and point for American style fridge-freezer, Smeg range style oven with five zone gas hob and splashback, filter and light above, plumbing for dishwasher and stainless steel one and a half bowl sink drainer with mixer tap, two windows overlooking the garden and trees beyond, radiator and glazed door to utility room.

UTILITY ROOM 9'9" max reducing to 4'5" min x 7'7" max reducing (2.97m max reducing to 1.35m min x 2.31m max reduci)

A useful room fitted with base and wall units with work surfaces over and sink, space and plumbing for washing machine and space and point for condenser tumble dryer. External door to rear, door to cloakroom and garage.

#### CLOAKROOM 5'2" x 2'5" (1.57m x 0.74m)

With low level W.C. Obscure window to side.

#### LOUNGE/DINING ROOM 28'1" x 13'4" max measurements (8.56m x 4.06m max measurements)

A lovely spacious room perfect for entertaining and family time.

#### DINING AREA 13'4" x 9'4" (4.06m x 2.84m)

With fitted carpet, radiator, access via the hallway and kitchen. Archway to lounge area.

#### LOUNGE AREA 17'6" x 13'4" (5.33m x 4.06m)

With fitted carpet. A dual aspect room with two windows to the side and sliding doors to the rear offering direct access to the garden. A lovely spacious but cosy room overlooking the garden and the countryside beyond. With open fire and radiator. Door to inner hallway.

#### INNER HALLWAY

With door to bedrooms.

**MASTER BEDROOM SUITE 12' x 11'2" max (3.66m x 3.40m max )**

With fitted carpet. Radiator. Window to rear overlooking the garden and the countryside beyond. Fitted with a comprehensive range of fitted storage to include wardrobes, cupboards, drawers and over bed cupboards. Door to en suite bathroom.

**EN SUITE BATHROOM 8' x 5'8" (2.44m x 1.73m)**

With corner bath with tiled surround and wall mounted domestic hot water shower over, pedestal wash handbasin, low level W.C., radiator and window to the side.

**BEDROOM TWO 11' x 10'5" max (3.35m x 3.18m max )**

With fitted carpet, radiator and window to the front.

**BEDROOM THREE 11'3" x 9'4" (3.43m x 2.84m )**

With hard flooring, radiator, window to the side, large airing cupboard with radiator and slatted shelf storage.

**BEDROOM FOUR 10'7" x 10'5" (3.23m x 3.18m)**

With hard flooring, radiator and window to the front.

**FAMILY BATHROOM 9'3" x 8' (2.82m x 2.44m)**

With suite comprising a bath with tiled surround and an electric shower over, low level W.C., pedestal wash handbasin tiled to half height, radiator, obscure window to the front.

**LOFT**

The loft is particularly generous and has been utilised by the present vendors and separated into two areas, the main area offering storage with a further area being converted into a hobbies room/occasional bedroom.

**MAIN LOFT SPACE 25'4" x 11'4" not into eaves depth (7.72m x 3.45m not into eaves depth )**

Two Velux style windows to the rear, being fully boarded with light and opening to hobbies room.

**HOBBIES ROOM 12'6" x 11'1" (3.81m x 3.38m)**

With power and light. Velux window to rear, fitted carpet. Boarded and painted.

**OUTSIDE**

The property is approached by a driveway offering off road parking and leading to a further additional parking area to the side and garage. There is a rockery style garden to the front with a nature pond, useful tap and pedestrian access around both sides of the bungalow to the rear garden. The rear garden is a real feature of the property being level and backing on to countryside offering a beautiful outlook of trees and countryside beyond. There is a patio perfect for al fresco dining with the remainder of the garden being primarily laid to lawn and offering a blank canvas for keen gardeners. Two useful sheds provide for storage.

**GARAGE 14'7" x 9'7" (4.45m x 2.92m )**

With up and over door, power and light and additional rafter storage. With Worcester oil fired boiler.

**SERVICES**

Mains electricity and water. Private drainage via septic tank and soak away.

**AGENTS NOTE**

We have been advised that Cornish Tin Limited (CTL) a private exploration company focused on the discovery and development of high grade tin and hard rock lithium in Cornwall is undertaking feasibility studies that include the historic Mining District of Breage. Further information can be found by visiting Cornish Tin Limited website.





#### VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### DIRECTIONS

From Helston take the road to Penzance and at the top of Sithney Common Hill turn right to Camborne and Hayle by Chris Nicholls Motors. Follow this road and take the second turning on the left signposted Godolphin and Carleen. Follow the road for a couple of miles and upon entering Carleen (at the small cross roads) turn left and at the junction turn left and after a short distance the bungalow will be found on your left hand side indicated by a Christophers For Sale Board.

#### WORLD HERITAGE SITE

The property is situated in a World Heritage Site.

#### COUNCIL TAX

Council Tax Band E.

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### ANTI-MONEY LAUNDERING

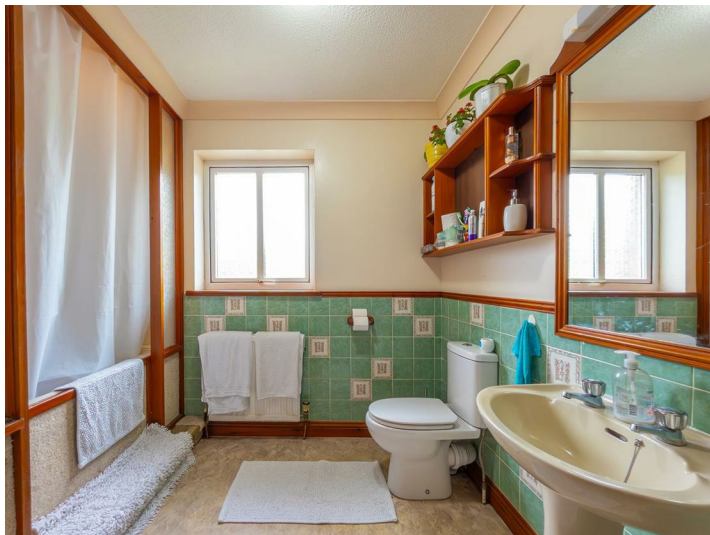
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### PROOF OF FINANCE - PURCHASERS

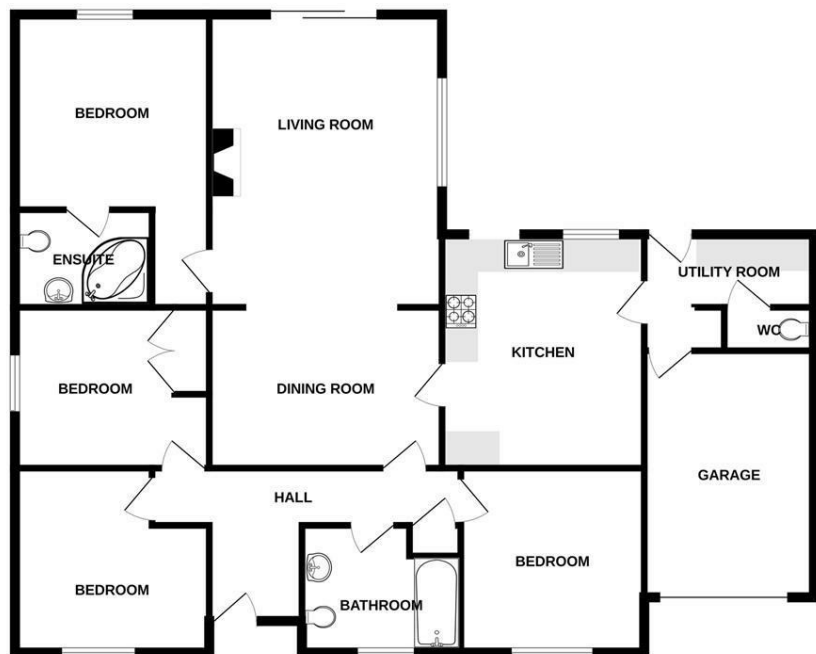
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

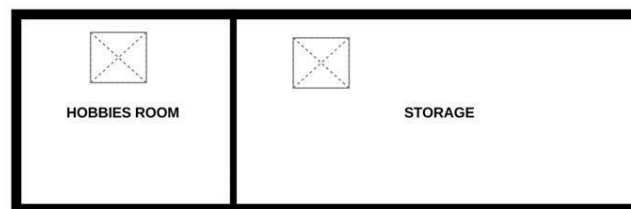
20th May 2025.



GROUND FLOOR  
1430 sq.ft. (132.8 sq.m.) approx.

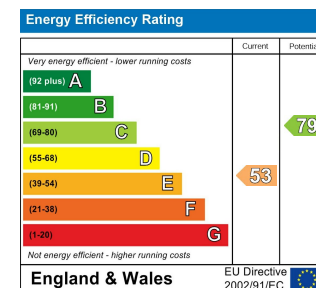


1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Christophers Estate Agents

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